

036.0

0001

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

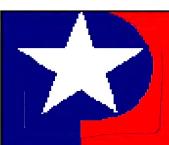
634,200 / 634,200

USE VALUE:

634,200 / 634,200

ASSESSED:

634,200 / 634,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
58		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HALSTEAD RANDALL J-ETAL	
Owner 2: HALSTEAD KATHRYN H G	
Owner 3:	

Street 1: 58 DECATUR STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 1586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050	Sq. Ft.	Site		0	64.	0.99	3										384,962						385,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value												
101	6050.000	249,200							Entered Lot Size					24921					
Total Card	0.139	249,200							Total Land:					GIS Ref					
Total Parcel	0.139	249,200							Land Unit Type:					GIS Ref					
Source:	Market Adj Cost		Total Value per SQ unit /Card:		399.87	/Parcel: 399.87						Insp Date							
													06/13/18						

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 24921				
2022	101	FV	249,200	0	6,050.	385,000	634,200		Year end	12/23/2021	Prior Id # 2:				
2021	101	FV	242,300	0	6,050.	385,000	627,300		Year End Roll	12/10/2020	Prior Id # 3:				
2020	101	FV	242,300	0	6,050.	385,000	627,300	627,300	Year End Roll	12/18/2019	Prior Id # 1:				
2019	101	FV	198,700	0	6,050.	348,900	547,600	547,600	Year End Roll	1/3/2019	Prior Id # 2:				
2018	101	FV	198,700	0	6,050.	330,800	529,500	529,500	Year End Roll	12/20/2017	Prior Id # 3:				
2017	101	FV	198,700	0	6,050.	288,700	487,400	487,400	Year End Roll	1/3/2017	ASR Map:				
2016	101	FV	198,700	0	6,050.	246,600	445,300	445,300	Year End	1/4/2016	Fact Dist:				
2015	101	FV	190,800	0	6,050.	228,600	419,400	419,400	Year End Roll	12/11/2014	Reval Dist:				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
	15237-241		9/1/1983			83,000	No	No	Y					2938			

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/20/2021	1065	New Wind	39,700	C					6/13/2018	MEAS&NOTICE	CC	Chris C					
7/13/2021	985	Wood Dec	34,500	O					4/1/2009	Meas/Inspect	345	PATRIOT					
									4/27/2000	Inspected	264	PATRIOT					
									3/1/2000	Measured	197	PATRIOT					
									8/16/1993		EK						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 05 - Garrison	1	Rating: Fair		Full Bath: 1	A Bath:	Rating:		SCUTTLE.				10	16				
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:						10	10	OFF (160)	10		
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:						10	16				
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Fair											
Frame: 1 - Wood				A HBth:		Rating:											
Prime Wall: 1 - Wood Shingle				OthrFix:		Rating:											
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: LT BLUE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average				Kits: 1		Rating: Average		1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1960	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Fpl: 1		Rating: Average		Other									
Jurisdct:		Fact: .		WSFlue:		Rating:		Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 1 - Drywall				Total Units:				Interior:	1	6	3	M					
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 14 - Asphalt Tile						Total: 31 %		Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wal		% Sprinkled															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.0-0001-0014.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																